This space for Register's Office:

Davidson County DEEDWARR
Recvd: 01/17/03 07:58 2pgs
Fees:13.00 Taxes:664.15

20030117-0007115

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Dexter White
204 Birdwell Ct.
Goodlettsville Tn. 37072

SEND TAX BILLS TO:
New Owner

Map & Parcel 053 05-0 022.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Eric and Audrea Neumair, hereinafter called the **Grantors**, do hereby convey unto Dexter White*, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as: Remarried

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Birdwell Subdivision, as of record in Plat Book 8250, page 409, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric Neumair and wife, Audrea Neumair on October 23, 2001 by Warranty Deed of record in Instrument 20011024-0116320, Register's Office for said County. Prior owner of record in Joseph Birdwell by deed on 12/23/80 of record in Book 5694, Page 770, said Register's Office.

This is improved property known as 204 Birdwell Court, Goodlettesville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 31st day of December 2002.

Eric Neumair

Audrea Neumair

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Eric and Audrea Neumair, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of December, 2002.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 179,500.

Affiant

Sworn and subscribed before me on December 31 2002.

Notary Public

My Commission Expires: 2-20-05